132.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,536,300 / 1,536,300
					USE VALUE:	1,536,300 / 1,536,300
					ASSESSED:	1,536,300 / 1,536,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WINDERMERE PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELDON NICHOLAS &		
Owner 2:	DELDON EMILY ALLEN		
Owner 3:			
Street 1:	9 WINDERMERE PARK		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	FISHER MICHAEL D & SANDRA S -
Owner 2:	-
Street 1:	9 WINDERMERE PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 17,873 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 4163 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17873.000	675,700		860,600	1,536,300
Total Card	0.410	675,700		860,600	1,536,300
Total Parcel	0.410	675,700		860,600	1,536,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.08 | /Parcel: 369.0

Legal Description

User Acct 85017

GIS Ref

GIS Ref

Insp Date 05/17/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	675,700	0	17,873.	860,600	1,536,300	1,536,300	Year End Roll	12/18/2019
2019	101	FV	509,100	0	16,259.	862,400	1,371,500	1,371,500	Year End Roll	1/3/2019
2018	101	FV	509,100	0	16,259.	635,400	1,144,500	1,144,500	Year End Roll	12/20/2017
2017	101	FV	308,500	0	16,259.	608,200	916,700	916,700	Year End Roll	1/3/2017
2016	101	FV	308,500	0	16,259.	562,800	871,300	871,300	Year End	1/4/2016
2015	101	FV	291,300	0	16,259.	472,000	763,300	763,300	Year End Roll	12/11/2014
2014	101	FV	291,300	0	16,259.	461,100	752,400	752,400	Year End Roll	12/16/2013
2013	101	FV	285,700	0	16,259.	439,400	725,100	725,100		12/13/2012

!10312!

PRINT

Date	Time
12/11/20	00:38:05

LAST REV

Date	Time
05/09/19	10:47:33

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISHER MICHAEL	62097-297		6/25/2013		899,000	No	No		
	18032-244		4/1/1987		295,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2016	2133	Shed	5,693	O				14X20 SHED
8/18/2016	2045	Heat App	12,500	O				HVAC
5/12/2016	615	Addition	506,800					rear addition and
5/2/2016	553	Inter-De	5,000					INT DEMO

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2019	Info Fm Plan	DGM	D Mann
5/17/2017	Meas/Inspect	DGM	D Mann
5/17/2017	Permit Visit	DGM	D Mann
11/20/2008	Meas/Inspect	355	PATRIOT
4/7/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
8/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17873		Sq. Ft.	Site		0	90.	0.53	10									860,569						860,600	

Total AC/HA: 0.41031 | Total SF/SM: 17873 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 860,569 | Spl Credit | Total: 860,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07042038
Const Adj.:	0.99989998
Adj $ / SQ:	139.141
Other Features:	121459
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708242
Depreciation:	32579
Depreciated Total:	675663

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

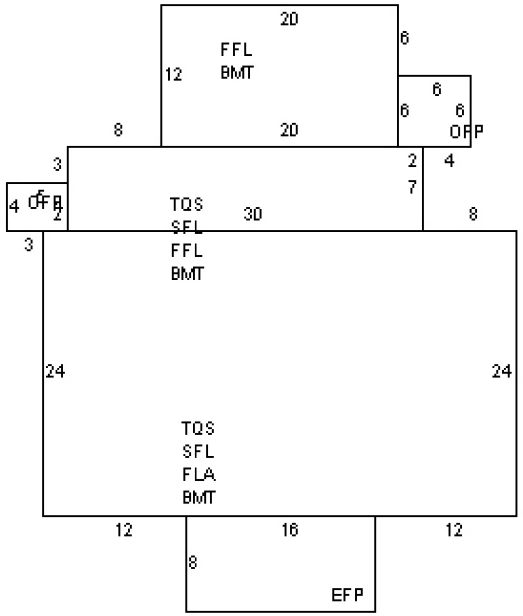
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.05
Special Features:	0	Val/Su Net:	133.75
Final Total:	675700	Val/Su SzAd	270.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,410	61.050	86,078
SFL	Second Floor	1,170	139.140	162,795
FLA	Finish Livin	960	83.480	80,145
TQS	3/4 Story	878	139.140	122,096
FFL	First Floor	450	139.140	62,613
EFP	Enclos Porch	128	48.490	6,207
OFP	Open Porch	56	44.000	2,464

Net Sketched Area:	5,052		Total:		
Size Ad	2497.5	Gross Are	13030	FinArea	4163

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	GD	2005	0.00	T	8.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	